

Schedule B of the policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
 2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and that is not shown by the public records.
 4. Any lien, or right to a lien, imposed by law for services, labor or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; or (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
 6. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the public record.
 7. (a) Taxes, assessments or special levies which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records; (b) Real Property Taxes for the year 2022 and subsequent years; (c) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
 8. General taxes for the year 2022 and subsequent years, a lien in the process of assessment, not yet due or payable.
 9. Assessments for the Indian Paintbrush Homeowners Association, if any, which are excluded from the coverage afforded hereby.

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10. Assessments for the Indian Paintbrush Water District, if any, which are excluded from the coverage afforded hereby.
11. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded April 6, 1976, as (book) 46 (page) 453, Official Records.
[B46P453](#)
12. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted in a Warranty Deed from Vincent T. Aveni, a married man, and Joseph T. Aveni, a single man to Annette L. Seligman, a married woman, recorded November 8, 1977, as (instrument) 176564 (book) 64 (page) 167, Official Records:
Purpose: Construction, maintenance and repair of a water line serving Lot 29
[B64 P167](#)
13. Terms, conditions and provisions of Agreement by and between Indian Paintbrush Homeowners Association and Joseph T. Aveni and Vincent T. Aveni, recorded July 17, 1984, as (instrument) 253160 (book) 155 (page) 701, Official Records.
[B155 P701](#)
14. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded November 22, 1988, as (instrument) 283869 (book) 206 (page) 106, Official Records.
[B206 P106](#)
15. Contract for Purchase of Power by and between Lower Valley Power & Light, Inc. and Erskin A. Gaston, setting forth terms, recorded November 22, 1988, as (instrument) 283870 (book) 206 (page) 107 Official Records.
[B206 P107](#)
16. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded January 27, 1999, as (instrument) 0482561 (book) 370 (page) 541, and as (instrument) 0482562 (book) 370, (page) 542, and as (instrument) 0482563 (book) 370, (page) 543, Official Records.
[B370 P541](#), [B370 P542](#), [B370 P543](#)
17. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Declaration of Covenants, Conditions and Restrictions for (Replat) Indian Paintbrush, First Filing, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded September 16, 1974, as (book) 34 (page) 418, Official Records.
[B34P418](#)

Contains: Homeowners association charges, assessments and liens.

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Said Covenants, Conditions and Restrictions were modified in part by Amendment recorded April 21, 1975, as (book) 38 (page) 531, Official Records.

[B38P531](#)

Said Covenants, Conditions and Restrictions were modified in part by Second Amendment recorded July 19, 1977, as (book) 59 (page) 460, Official Records.

[B59P460](#)

Said Covenants, Conditions and Restrictions were modified in part by Third Amendment recorded October 14, 1977, as (book) 63 (page) 82, Official Records.

[B63P82](#)

Said Covenants, Conditions and Restrictions were modified in part by Amended Declaration recorded June 22, 1978, as (book) 72 (page) 149, Official Records.

[B72P149](#)

Right of First Refusal in Book 72, Page 149 released and waived by instrument recorded February 14, 2001 as (book) 415, (page) 906, and March 13, 2001 as (book) 417, (page) 535, Official Records.

[B415P906](#)

[B417P535](#)

Said Covenants, Conditions and Restrictions were modified in part by Second Amended Declaration recorded June 6, 2002, as (book) 460 (page) 988, and rerecorded on July 3, 2002 as (book) 463, (page) 34, Official Records.

[B460P988](#)

[B463P34](#)

Said Covenants, Conditions and Restrictions were modified in part by First Amendment to Second Amended Declaration recorded January 26, 2016, as (book) 913 (page) 314, Official Records.

[B913P314](#)

18. All matters as delineated on the Official Plat of "Indian Paintbrush-Second Filing," on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 320.
[Plat No. 320](#)
19. A Mortgage to secure an indebtedness in the amount of \$300,000.00, and any other obligations secured thereby, dated February 10, 2015, recorded February 11, 2015, as (instrument) 0875366 (book) 887 (page) 765, Official Records.

Mortgagor: Amanda Gaston Ballew, a married woman

Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for Bank of Jackson Hole

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Loan No: 221406879
MIN No.: 100796202214068791

***** End of Exceptions *****

*** CHAIN OF TITLE REPORT

According to the public records, no documents conveying the property described in this report have been recorded within a period of 24 months prior to the date of this report, except as shown herein:

NONE

TAX NOTE:

Taxes, special and general, assessment districts and service areas, for the year 2021. Tax ID No. 04-000482.

1st Installment:	\$5,696.84	PAID
2nd Installment:	\$5,696.84	PAID

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